

**Green Valley Ranch HOA
BUDGET FOR FISCAL 2013**

2014 Edition

Version 7.8.14

OPERATING REVENUE	
Member Assessments	\$ 49,920.00
Late Fees & Interest	\$ 100.00
Transfer Fees	\$ 400.00
Fines	\$ 300.00
TOTAL IN	\$ 50,720.00
OPERATING EXPENSES	
Accounting	\$ 2,200.00
Printing / US Postage	\$ 300.00
Legal	\$ 650.00
Electricity	\$ 2,000.00
Garbage	\$ 2,500.00
Insurance	\$ 8,914.00
Office Supplies	\$ 370.00
Management	\$ 6,000.00
General Maintenance	\$ 10,300.00
Fire Alarm Service	\$ 120.00
Landscaping	\$ 1,800.00
Pest Control	\$ 675.00
Equipment Maintenance	\$ 125.00
Roof / Chim / Dryer Insp.	\$ 2,100.00
Snow Removal	\$ 1,600.00
TOTAL EXPENSES	\$ 39,654.00
Reserve Contribution	\$ 11,066.00
TOTAL OUT	\$ 50,720.00
CASH IN BANK (Estimate)	
On January 1, 2013	\$ 78,563.44
Plus Reserve Contribution	\$ 11,066.00
Less Asset Maintenance	\$ (12,655.59)
Plus Special Assessment	\$ -
Annual Interest	\$ 474.39
On January 1, 2014	\$ 77,448.24

From 1st Year Regular Assessment in Reserve Model

NAME OF HOME OWNERS' ASSOCIATION
Green Valley Ranch HOA

Fiscal Year Begins on (m/d/yyyy) **1/1/2013**

HOA Cost Management
<http://assncostmgt.com>

All Liquid Assets at the Beginning of the Fiscal Year			
\$ 14,611.54	Checking Account Balance		
\$ 63,951.90	Savings Account Balance		
	CD Account Balance		
	Securities Convertible to Cash		
\$ 78,563.44	Total "Cash in the Bank" on the First Month		
Forecast calculated from the Reserve Model			
Dollars in Red, Categories in Black, Calculations in Blue			

Delayed Asset, (5 Years max)

(Number or Size, Not Both)

<i>Asset Description</i>	<i>No. of Items</i>	<i>Size in Unit of measure</i>	<i>Cost Item Price or \$/Unit</i>	<i>Current Replacement Cost, \$</i>	<i>% Included</i>	<i>Cost within Study Period, \$</i>
Asphalt - Overlay, Phase I		7,634	2.49	19,009	100	19,009
Asphalt - Overlay, Phase II		7,634	2.49	19,009	100	19,009
Asphalt - Repairs		15,268	7.35	112,220	1.25	1,403
Asphalt - Sealing		15,268	0.25	3,817	100	3,817
Lighting - Pole - A	1		1,000.00	1,000	100	1,000
Lighting - Pole - B	1		1,000.00	1,000	100	1,000
Lighting - Pole - C	1		1,000.00	1,000	100	1,000
Lighting, Building B - 1	1		300.00	300	100	300
Lighting, Building C - 2	1		300.00	300	100	300
Lighting, Building D - 3	1		300.00	300	100	300
Lighting, Building E - 4	1		300.00	300	100	300
Lighting, Building E - 5	1		300.00	300	100	300
Lighting, Building G - 6	1		300.00	300	100	300
Lighting, Building C - 7	1		300.00	300	100	300
Paint - Bldg. A woodwork		3,475	1.60	5,560	100	5,560
Paint - Bldg. B woodwork		5,279	1.60	8,446	100	8,446
Paint - Bldg. C woodwork		3,476	1.60	5,562	100	5,562
Paint - Bldg. D woodwork		3,379	1.60	5,406	100	5,406
Paint - Bldg. E woodwork		5,359	1.60	8,574	100	8,574
Paint - Bldg. F woodwork		6,260	1.60	10,016	100	10,016
Paint - Bldg. G woodwork		5,150	1.60	8,240	100	8,240
Paint - Bldg. H woodwork		2,462	1.60	3,939	100	3,939
Railing - Stair/Parking, Replace		40	39.80	1,592	100	1,592
Retaining Wall, Repair		260	6.78	1,763	25	441
Roofs - Bldg. A Replace		2,653	2.91	7,720	100	7,720
Roofs - Bldg. B Replace		4,099	2.91	11,928	100	11,928
Roofs - Bldg. C Replace		2,655	2.91	7,726	100	7,726
Roofs - Bldg. D Replace		2,464	2.91	7,170	100	7,170
Roofs - Bldg. E Replace		4,258	2.91	12,391	100	12,391
Roofs - Bldg. F Replace		5,060	2.91	14,725	100	14,725
Roofs - Bldg. G Replace		3,977	2.91	11,573	100	11,573
Roofs - Bldg. H Replace		1,694	2.91	4,930	100	4,930
Roofs - Metal, Carports, Replace		5,470	4.20	22,974	100	22,974
Concrete Sidewalk - Repairs		3,600	6.78	24,408	10	2,441
Siding/Chase/FireWall - Rep. / Pnt		34,840	4.37	152,251	7	10,658
Garbage Bin Enclosures	2		1,627.50	3,255	100	3,255
Propane Tank Fence		50	6.30	315	100	315
Signs - Grounds, Replace	1		1,261.08	1,261	100	1,261
Totals →				500,879		225,180

**Green Valley
Integrated
Reserves
and
Budget Model
for Fiscal Year
2013**

$$F = 100 B / \Sigma(I (U-R) / U)$$

Useful Life, Years = U
 Remaining Life, Years = R
 End of Year Balance, \$ = B
 Individual Cost within Study Period, \$ = I
 Total Cost, \$ = T
 % Funded = F

Note: The yellow cells are for numerical inputs with red font. Asset descriptions are in brown font. All spreadsheets are locked, and cells with propriety formulas are hidden

by
HOA Cost Management
<http://assncostmgt.com>

for

Green Valley Ranch HOA

2014 Edition
Version 7.8.14

Green Valley Ranch HOA

Delayed Asset, (5 Years max)

Asset Description	Useful Life, yrs	Remaining Life, yrs	<= Escalation								
			2.0% 2013 100	2014 102	2015 104	2016 106	2017 108	2018 110	2019 113	2020 115	2021 117
Asphalt - Overlay, Phase I	20	9									
Asphalt - Overlay, Phase II	20	9									
Asphalt - Repairs	6	3				1,489					
Asphalt - Sealing	8	3				4,051					
Lighting - Pole - A	15	14									
Lighting - Pole - B	15	14									
Lighting - Pole - C	15	14									
Lighting, Building B - 1	15	2			312						
Lighting, Building C - 2	15	14									
Lighting, Building D - 3	15	2			312						
Lighting, Building E - 4	15	2			312						
Lighting, Building E - 5	15	14									
Lighting, Building G - 6	15	2			312						
Lighting, Building C - 7	15	14									
Paint - Bldg. A woodwork	7	3				5,900					
Paint - Bldg. B woodwork	7	3				8,963					
Paint - Bldg. C woodwork	7	3				5,902					
Paint - Bldg. D woodwork	7	3				5,737					
Paint - Bldg. E woodwork	7	2			8,921						
Paint - Bldg. F woodwork	7	2			10,421						
Paint - Bldg. G woodwork	7	1		8,405							9,654
Paint - Bldg. H woodwork	7	1		4,018							4,615
Railing - Stair/Parking, Replace	25	6						1,793			
Retaining Wall, Repair	10	2			459						
Roofs - Bldg. A Replace	18	17									
Roofs - Bldg. B Replace	18	17									
Roofs - Bldg. C Replace	18		7,726								
Roofs - Bldg. D Replace	18	17									
Roofs - Bldg. E Replace	18	16									
Roofs - Bldg. F Replace	18	15									
Roofs - Bldg. G Replace	18	18									
Roofs - Bldg. H Replace	18		4,930								
Roofs - Metal, Carports, Replace	40	16									
Concrete Sidewalk - Repairs	10	1		2,490							
Siding/Chase/FireWall - Rep. / Pnt	5	3				11,310					12,487
Garbage Bin Enclosures	10	8									3,814
Propane Tank Fence	25	14									
Signs - Grounds, Replace	15	13									
Asset Expense, \$/yr =			12,656	14,912	21,048	43,352			1,793		30,571

**Green Valley
Integrated
Reserves
and
Budget Model
for Fiscal Year
2013**

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Esc/yr	2.0%	102	104	106	108	110	113	115	117
Accounting	2,200	2,244	2,289	2,335	2,381	2,429	2,478	2,527	2,578
Printing / US Postage	300	306	312	318	325	331	338	345	351
Legal	650	663	676	690	704	718	732	747	762
Electricity	2,000	2,040	2,081	2,122	2,165	2,208	2,252	2,297	2,343
Garbage	2,500	2,550	2,601	2,653	2,706	2,760	2,815	2,872	2,929
Insurance	8,914	9,092	9,274	9,460	9,649	9,842	10,039	10,239	10,444
Office Supplies	370	377	385	393	400	409	417	425	434
Management	6,000	6,120	6,242	6,367	6,495	6,624	6,757	6,892	7,030
General Maintenance	10,300	10,506	10,716	10,930	11,149	11,372	11,599	11,831	12,068
Fire Alarm Service	120	122	125	127	130	132	135	138	141
Landscaping	1,800	1,836	1,873	1,910	1,948	1,987	2,027	2,068	2,109
Pest Control	675	689	702	716	731	745	760	775	791
Equipment Maintenance	125	128	130	133	135	138	141	144	146
Roof / Chim / Dryer Insp.	2,100	2,142	2,185	2,229	2,273	2,319	2,365	2,412	2,460
Snow Removal	1,600	1,632	1,665	1,698	1,732	1,767	1,802	1,838	1,875
Op. Expense, \$/yr =	39,654	40,447	41,256	42,081	42,923	43,781	44,657	45,550	46,461

Reserve Fund	Interest, %/yr =	1.0	Fed Tax % on Interest = 30							
First of Year Balance	78,563	77,448	77,119	69,821	43,131	58,919	77,793	94,106	115,273	
Operating Revenue	50,720	54,560	54,560	58,400	58,400	62,240	62,240	66,080	66,080	
Special Assessments										
Interest After Tax, %/yr	474	470	447	343	310	416	523	637	670	
Total Available Funds	129,758	132,478	132,126	128,565	101,842	121,575	140,556	160,823	182,023	
Asset & Op. Expense	52,310	55,359	62,304	85,433	42,923	43,781	46,450	45,550	77,032	
End of Year Balance	77,448	77,119	69,821	43,131	58,919	77,793	94,106	115,273	104,991	
No ==>>>										
Programmed ==>	130									
Assessments, \$/mo =	130	140	140	150	150	160	160	170	170	
Number of Members	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	
Reserve Contribution	11,066	14,113	13,304	16,319	15,477	18,459	17,583	20,530	19,619	
% Funded	74.5	70.0	61.1	38.3	65.0	71.1	73.5	79.4	64.0	

Delayed Asset, (5 Years max)

<u>Asset Description</u>	<u>2022</u> 120	<u>2023</u> 122	<u>2024</u> 124	<u>2025</u> 127	<u>2026</u> 129	<u>2027</u> 132	<u>2028</u> 135	<u>2029</u> 137	<u>2030</u> 140	<u>2031</u> 143	<u>2032</u> 146	<u>2033</u> 149
Asphalt - Overlay, Phase I	22,717											
Asphalt - Overlay, Phase II	22,717											
Asphalt - Repairs	1,676						1,888					
Asphalt - Sealing			4,746								5,561	
Lighting - Pole - A						1,319						
Lighting - Pole - B						1,319						
Lighting - Pole - C						1,319						
Lighting, Building B - 1									420			
Lighting, Building C - 2						396						
Lighting, Building D - 3									420			
Lighting, Building E - 4									420			
Lighting, Building E - 5						396						
Lighting, Building G - 6									420			
Lighting, Building C - 7						396						
Paint - Bldg. A woodwork		6,778							7,785			
Paint - Bldg. B woodwork		10,296							11,827			
Paint - Bldg. C woodwork		6,780							7,788			
Paint - Bldg. D woodwork		6,590							7,570			
Paint - Bldg. E woodwork	10,247							11,771				
Paint - Bldg. F woodwork	11,970							13,750				
Paint - Bldg. G woodwork							11,090					
Paint - Bldg. H woodwork							5,302					
Railing - Stair/Parking, Replace												
Retaining Wall, Repair				559								
Roofs - Bldg. A Replace									10,810			
Roofs - Bldg. B Replace									16,702			
Roofs - Bldg. C Replace										11,035		
Roofs - Bldg. D Replace									10,040			
Roofs - Bldg. E Replace								17,010				
Roofs - Bldg. F Replace							19,817					
Roofs - Bldg. G Replace										16,529		
Roofs - Bldg. H Replace										7,041		
Roofs - Metal, Carports, Replace								31,538				
Concrete Sidewalk - Repairs			3,035									
Siding/Chase/FireWall - Rep. / Pnt					13,787					15,222		
Garbage Bin Enclosures										4,649		
Propane Tank Fence						416						
Signs - Grounds, Replace					1,631							
	69,328	30,444	7,781	559	15,418	5,562	38,097	74,069	74,203	54,475	5,561	

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	120	122	124	127	129	132	135	137	140	143	146	149
2,629	2,682	2,735	2,790	2,846	2,903	2,961	3,020	3,081	3,142	3,205	3,269	
359	366	373	380	388	396	404	412	420	428	437	446	
777	792	808	824	841	858	875	892	910	928	947	966	
2,390	2,438	2,487	2,536	2,587	2,639	2,692	2,746	2,800	2,856	2,914	2,972	
2,988	3,047	3,108	3,171	3,234	3,299	3,365	3,432	3,501	3,571	3,642	3,715	
10,653	10,866	11,083	11,305	11,531	11,762	11,997	12,237	12,482	12,731	12,986	13,246	
442	451	460	469	479	488	498	508	518	528	539	550	
7,171	7,314	7,460	7,609	7,762	7,917	8,075	8,237	8,401	8,569	8,741	8,916	
12,309	12,556	12,807	13,063	13,324	13,591	13,862	14,140	14,422	14,711	15,005	15,305	
143	146	149	152	155	158	162	165	168	171	175	178	
2,151	2,194	2,238	2,283	2,328	2,375	2,423	2,471	2,520	2,571	2,622	2,675	
807	823	839	856	873	891	908	927	945	964	983	1,003	
149	152	155	159	162	165	168	172	175	179	182	186	
2,510	2,560	2,611	2,663	2,717	2,771	2,826	2,883	2,941	2,999	3,059	3,120	
1,912	1,950	1,989	2,029	2,070	2,111	2,153	2,196	2,240	2,285	2,331	2,378	
	47,390	48,338	49,305	50,291	51,297	52,323	53,369	54,436	55,525	56,636	57,768	58,924

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9 = State Tax % on Interest

104,991	58,691	50,160	71,043	98,308	113,678	137,999	132,636	90,088	49,906	28,152	54,194
69,920	69,920	77,600	77,600	81,440	81,440	85,280	85,280	89,120	89,120	89,120	89,120
498	331	369	515	645	765	823	677	426	237	250	423
175,409	128,942	128,129	149,158	180,393	195,883	224,102	218,593	179,634	139,263	117,523	143,736
116,718	78,782	57,086	50,850	66,715	57,884	91,466	128,505	129,728	111,111	63,329	58,924
58,691	50,160	71,043	98,308	113,678	137,999	132,636	90,088	49,906	28,152	54,194	84,813

180	180	200	200	210	210	220	220	230	230	230	230
32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0
22,530	21,582	28,295	27,309	30,143	29,117	31,911	30,844	33,595	32,484	31,352	30,196
37.5	42.7	63.9	79.5	80.1	92.8	81.3	58.6	42.1	33.4	83.7	106.4

Delayed Asset, (5 Years max)

<u>Asset Description</u>	<u>2034</u> 152	<u>2035</u> 155	<u>2036</u> 158	<u>2,037</u> 161	<u>2,038</u> 164	<u>2,039</u> 167	<u>2,040</u> 171	<u>2,041</u> 174	<u>2,042</u> 178	<u>2,043</u> 181
Asphalt - Overlay, Phase I									33,756	
Asphalt - Overlay, Phase II									33,756	
Asphalt - Repairs	2,126						2,394			
Asphalt - Sealing							6,515			
Lighting - Pole - A									1,776	
Lighting - Pole - B									1,776	
Lighting - Pole - C									1,776	
Lighting, Building B - 1										
Lighting, Building C - 2									533	
Lighting, Building D - 3										
Lighting, Building E - 4										
Lighting, Building E - 5									533	
Lighting, Building G - 6										
Lighting, Building C - 7									533	
Paint - Bldg. A woodwork				8,943						
Paint - Bldg. B woodwork				13,586						
Paint - Bldg. C woodwork				8,945						
Paint - Bldg. D woodwork				8,696						
Paint - Bldg. E woodwork			13,521							15,531
Paint - Bldg. F woodwork			15,794							18,143
Paint - Bldg. G woodwork		12,739							14,633	
Paint - Bldg. H woodwork		6,090							6,995	
Railing - Stair/Parking, Replace										
Retaining Wall, Repair		681								
Roofs - Bldg. A Replace										
Roofs - Bldg. B Replace										
Roofs - Bldg. C Replace										
Roofs - Bldg. D Replace										
Roofs - Bldg. E Replace										
Roofs - Bldg. F Replace										
Roofs - Bldg. G Replace										
Roofs - Bldg. H Replace										
Roofs - Metal, Carports, Replace										
Concrete Sidewalk - Repairs	3,699									
Siding/Chase/FireWall - Rep. / Pnt			16,806					18,555		
Garbage Bin Enclosures								5,667		
Propane Tank Fence										
Signs - Grounds, Replace								2,196		
5,826	19,510	46,121	40,170				8,910	26,418	96,067	33,674

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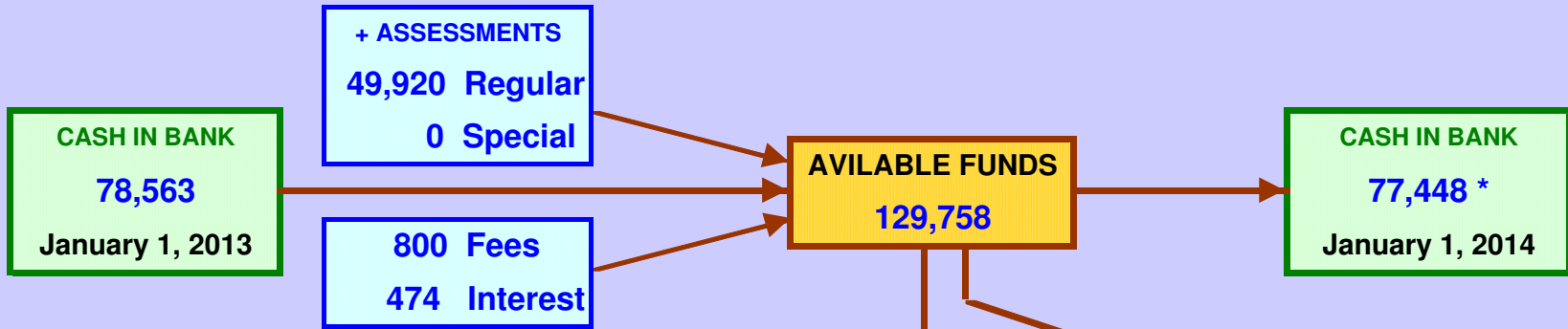
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	152	155	158	161	164	167	171	174	178	181
3,334	3,401	3,469	3,539	3,609	3,682	3,755	3,830	3,907	3,985	
455	464	473	483	492	502	512	522	533	543	
985	1,005	1,025	1,045	1,066	1,088	1,109	1,132	1,154	1,177	
3,031	3,092	3,154	3,217	3,281	3,347	3,414	3,482	3,552	3,623	
3,789	3,865	3,942	4,021	4,102	4,184	4,267	4,353	4,440	4,528	
13,511	13,781	14,056	14,338	14,624	14,917	15,215	15,519	15,830	16,146	
561	572	583	595	607	619	632	644	657	670	
9,094	9,276	9,461	9,651	9,844	10,041	10,241	10,446	10,655	10,868	
15,611	15,924	16,242	16,567	16,898	17,236	17,581	17,933	18,291	18,657	
182	186	189	193	197	201	205	209	213	217	
2,728	2,783	2,838	2,895	2,953	3,012	3,072	3,134	3,197	3,260	
1,023	1,044	1,064	1,086	1,107	1,130	1,152	1,175	1,199	1,223	
189	193	197	201	205	209	213	218	222	226	
3,183	3,247	3,311	3,378	3,445	3,514	3,584	3,656	3,729	3,804	
2,425	2,474	2,523	2,573	2,625	2,677	2,731	2,786	2,841	2,898	
60,102	61,304	62,530	63,781	65,057	66,358	67,685	69,039	70,419	71,828	

84,813	108,593	117,586	98,712	84,439	109,091	132,588	145,960	140,495	63,750	
89,120	89,120	89,120	89,120	89,120	89,120	89,120	89,120	89,120	89,120	
588	688	658	557	588	735	847	871	621	339	
174,521	198,401	207,364	188,389	174,147	198,945	222,555	235,951	230,236	153,209	
65,928	80,814	108,651	103,951	65,057	66,358	76,594	95,456	166,486	105,502	
108,593	117,586	98,712	84,439	109,091	132,588	145,960	140,495	63,750	47,707	

230	230	230	230	230	230	230	230	230	230	
32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32.0	32
29,018	27,816	26,590	25,339	24,063	22,762	21,435	20,081	18,701	17,292	
110.3	103.8	82.6	77.5	106.2	109.2	104.1	91.4	40.5	39.1	



Green Valley Ranch HOA

**Fiscal
2013
Reserve
Funding
and
Budget
SUMMARY**

Accounting	2,200
Printing / US Postage	300
Legal	650
Electricity	2,000
Garbage	2,500
Insurance	8,914
Office Supplies	370
Management	6,000
General Maintenance	10,300
Fire Alarm Service	120
Landscaping	1,800
Pest Control	675
Equipment Maintenance	125
Roof / Chim / Dryer Insp.	2,100
Snow Removal	1,600

ASSET MAINTENANCE
12,656

PLANNED SCOPE OF WORK

Replace Building C Roofing
Replace Building H Roofing

DEPRECIATED ASSET FUNDING
74.5%
("Percent Funded" at End of Year)

Reserve Contribution
11,066
* Included Above